

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT**

Case 12-R-04

October 20, 2004

Applicant	City of Fort Lauderdale / Fire Station # 47	
Request	Site Plan Level IV / Public Purpose Use	
Location	1000 S.W. 27 Avenue	
Legal Description	Acreage in Sec 8-50-42	
Property Size	22,500 sq. ft. or 0.517 acres	
Zoning	CF-HS (Community Facility House of Worship/School)	
Existing Land Use	Fire Station	
Future Land Use Designation	Community Facility	
Comp. Plan Consist.	Consistent.	
Other Req'd. Approvals	City Commission	
Applicable ULDR Sections	47-8 Public Purpose Districts 47-20 Parking 47-21 Landscape	
Setbacks/Yards	Required	Proposed
Front (w)	25'	13'2"
Rear (e)	20'	60'
Side (s)	20'	7'8"
Side (n)	25'	20'9"
Lot Density	N/A	N/A
Lot Size	N/A	23,625 sq. ft.
Lot Width	N/A	N/A
Building Height	35' Max	33'2"
Structure Length	N/A	N/A
Floor Area	N/A	N/A
VUA Landscaping	N/A	N/A
Landscaping Lot Coverage	N/A	N/A
Open Space	N/A	N/A
Parking	N/A	N/A
Notification Requirements	Sign Notice, Mail Notice	
Action Required	Approve, Approve with Conditions, or Deny	
Project Planner	Name and Title	Initials
	Chris Barton, AICP, RLA, Principal Planner	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Marc LaFerrier, AICP, Director of Planning and Zoning	

Request:

This item was originally heard on April 21, 2004 and was deferred by the Board in order to give the City design staff the opportunity to explore alternative design treatments for the proposed fire station building. The City design architect has met with area representatives and subsequently made significant design changes in the appearance of the proposed fire station. Also, as a result of the review for the platting of the proposed site, an additional ten foot (10') right of way dedication has been required along the SW 27th Ave. frontage which has caused revisions to the site plan.

The applicant, The City of Fort Lauderdale Engineering Division, is proposing to demolish an existing fire station (Station 47) and replace it with a new facility. The subject site is zoned CF-HS; this zoning district does not list fire facilities as a permitted use. The subject site is also small by today's standards, for a state of the art fire facility. The applicant therefore is seeking approval through the Public Purpose Use provisions from the permitted use section and the dimensional requirements sections of the CF-HS zoning district. As a further result of the limited site area, the applicant is requesting relief from the parking requirements and some landscape requirements. Public Purpose Use requires review and approval as a site plan level IV.

Property/Project Description:

The existing fire station was built on the site in 1963 and is in poor condition. This station needs to be replaced in order to maintain the level of quality service and quick response times that have been provided to the citizens residing in the surrounding communities.

The subject site is located at 1000 S.W. 27th Avenue. This site contains twenty two thousand five hundred (22,500) square feet of area and is one hundred fifty feet (150') both wide and deep. A ten foot (10') wide right of way dedication along SW 27th Avenue will reduce the depth of the site to one hundred forty feet (140'). The City's Architecture division has proposed a design which attempts to balance the needs of the Fire Department with the requirements of the City's ULDR. The existing zoning pattern, surrounding the subject site is as follows:

Direction:	Zoning
North	P, B-2 across intersection to the west
East	CF
South	CF
West	CF-HS

Public Purpose Use:

The applicant is unable to meet several requirements of the ULDR, for which they are seeking relief through the Public Purpose Use Section. The specific sections of the ULDR which cannot be met are Sec 47-8.13, List of permitted and conditional uses, Community Facility House of Worship/School, Sec 47-8.30, Table of Dimensional Requirements, Sec 47-20.2 Parking and Loading Zone Requirements, and Sec 47-21.9.A.2.b Landscape Requirements for Vehicular Use Areas.

Fire facilities are not listed as a permitted use in the List of permitted uses for the CF-HS zoning category. Consequently, the applicant seeks relief from this provision of the code in order to allow the fire station use.

The proposed fire station does not comply with the front, corner or side yard setbacks of the district. Below is a table depicting both the required and proposed setback dimensions:

Setback	Required	Proposed
Front, west	25'	13'2" (11'-10" reduction)
Corner, north	25'	20'9" (4'-3" reduction)
Side, south	20'	7'8" (12'-4" reduction)
Rear, east	20'	60'0"

The parking requirement for government administration and services is one parking space for every 250 square feet of floor area. The proposed building contains 11,314 square feet of floor area and would require a total of forty six (46) parking spaces. A significant portion of the floor area, 3,654 square feet of the building area is for housing the fire trucks and other apparatus.

The applicant is seeking a waiver from providing the required number of spaces and to be permitted to provide a total of seventeen (17) parking spaces. Two of those spaces will be reserved for visitors and the applicant has indicated that the proposed seventeen (17) spaces will be adequate for the crews to be stationed there.

The last code provision requested for approval is from the thirty-inch (30") perimeter landscape requirement. The ULDR calls for such a landscape strip to be provided along the perimeter of a property where the vehicular use area abuts another property. Due to size constraints of the property the applicant is seeking to provide only a ten-inch landscaped strip. This side of the site abuts the loading and service area of the adjacent elementary school.

The applicant has provided a narrative, attached to the submitted plan sets, on how this project complies with the requirements of Sec 47-18.26, Public Purpose Use. Staff concurs with the applicant's assessment.

Parking and Traffic:

The parking issues have been addressed above.

Comprehensive Plan Consistency:

Consistent in that the Community Facility Land Use permits police and fire services.

Prior Reviews:

This proposal was reviewed by the Development Review Committee on January 27, 2004 and all comments have been addressed.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for public purpose use, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, and recommend the proposal to the City Commission for Site Plan Level IV review.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for a conditional use the proposed development or use, the Planning and Zoning Board shall make such recommendation to the City Commission.

Staff Determination:

Staff has determined that this application meets the requirements for a Public Purpose Use application.

Should the Board approve the proposed development, the following conditions are proposed by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.

2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Plat Approval.
5. Final DRC approval.

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City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant